

## WESTFIELD WAY NORTON GROVE INDUSTRIAL ESTATE NORTON, MALTON.



Recently constructed detached industrial unit situated on the popular Norton Grove Industrial Estate, Norton. Presented to the highest standard and benefitting from a useful yard area to the rear.

Gross Internal Area 4077 sq. ft over 2 floors.

# FOR SALE

Offers around £230,000

27 Westfield Way is a recently constructed, detached industrial building offering 4077 sq.ft. of accommodation over two floors.

The property briefly comprises:

- Reception
- 2 Toilets
- Kitchen/Staff Room
- Workshop/Store
- Mezzanine Storage

The property also benefits from 2 large roller shutter access doors, three phase electricity supply and block paved yard.

### **SITUATION**

27 Westfield Way forms part of Norton Grove Industrial Estate, Norton, a busy industrial development ideally situated close to the commercial centres of Malton and Norton and benefitting from excellent road access onto the A64 Leeds to Scarborough trunk road.

Presently used as a vehicle service and repair centre, the unit offers a flexible footprint suitable for a wide variety of commercial uses, and is presented to a very high standard both inside and out.

### **ACCOMMODATION**

#### **Reception**

16' 0" x 17' 3"

#### **Disabled Toilet**

Low Flush W.C., Wash hand Basin, Extractor Fan

#### **Toilet**

Low Flush W.C., Pedestal Wash basin, Extractor Fan

#### **Kitchen/Staff Room**

14' 3" x 9' 2"

#### **Main Workshop Area**

3122 sq.ft. approx. (290 sq m)

2 hand operated roller shutter doors, concrete floor, emergency exit, various power points.

#### **Mezzanine Storage**

30' 6 x 18' 0"

### **OUTSIDE**

Block paved yard to side and rear with parking area to front.

### **GENERAL INFORMATION**

#### **Services**

Mains water and drainage. Single and three phase electricity supply.

#### **Rates**

2010 rateable value - £13,750.

2010 rates payable - £5,596

#### **Planning**

Ryedale District Council, Ryedale House, Malton, North Yorkshire

Telephone No. 01653 600666

#### **Viewing**

All arrangements to view are strictly by appointment through the Agents.

#### **Directions**

Travelling out of Norton towards the A64 turn right at the traffic lights towards Norton Grove Industrial Estate. Following the road round to the right and the property is on the right hand side after 250 yards.



#### **DISCLAIMER**

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

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